



## Flat 12 Grosvenor Court 7A Carnatic Road, Liverpool, L18 8FD

Offers Over £190,000

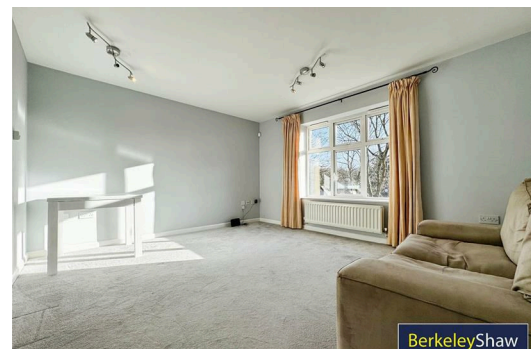
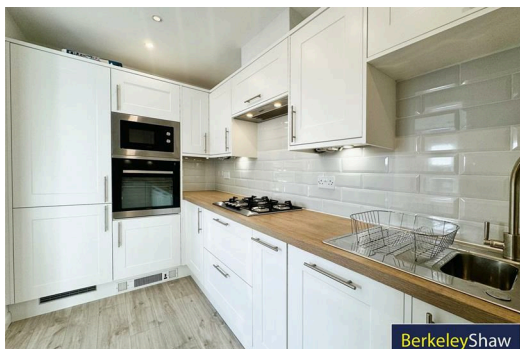
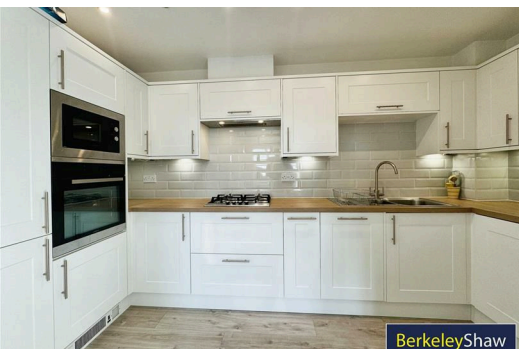
Situated in the highly sought-after area of Mossley Hill, this beautifully presented top-floor, two-bedroom apartment in Grosvenor Court offers style, comfort, and convenience. With secure gated access, resident parking, and no onward chain, this property is perfect for first-time buyers, downsizers, or investors looking for a premium location.

Located in the heart of Mossley Hill, the property is just a short distance from excellent local amenities, including independent shops, restaurants, and cafes on Allerton Road & Lark Lane. Sefton Park, Greenbank Park & Calderstones Park are all just a short distance away for outdoor enthusiasts. Fantastic transport links provide easy access to Liverpool city centre and surrounding areas.

Accessed via a well-maintained communal entrance hall with stairs to the upper floors, the apartment welcomes you into an inviting entrance hallway with a handy storage cupboard. The bright and spacious living/dining room provides an elegant space to relax or entertain, featuring double doors leading into a newly fitted kitchen with sleek cabinetry and a full range of integrated appliances. The master bedroom is a true retreat, complete with fitted wardrobes and a beautiful en-suite shower room. A second bedroom and a modern three-piece bathroom complete the layout.

Additional benefits include gas central heating, double glazing, intercom entry system, and secure resident parking within this exclusive gated development.

Early viewing is highly recommended – don't miss this fantastic opportunity!



## Entrance hall

Radiator, storage cupboard, intercom & loft access providing additional storage.

## Living room

Double glazed window, radiator & double doors through to the kitchen.

## Kitchen

Range of wall & base units, stainless steel sink with drainer, gas burning hob, electric oven, integrated microwave, integrated dishwasher, integrated fridge freezer, integrated washing machine & tumble dryer, LVT flooring, combi boiler & metro tiled splash back.

## Master bedroom

Fitted wardrobe, dressing table, radiator & double glazed window.

## En-suite shower room

Round counter top basin, WC, walk in shower, tiled walls & towel radiator.

## Bedroom 2

Radiator & double glazed window.

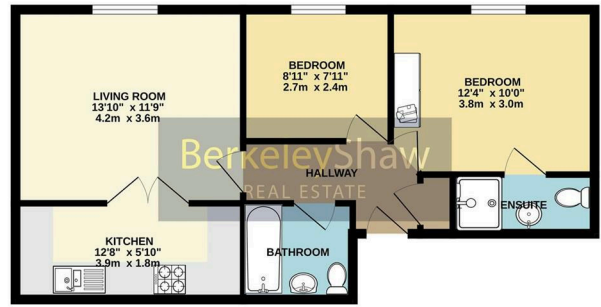
## Bathroom

LVT flooring, WC & basin vanity unit, bath with shower attachment and glass screen, tiled walls, towel radiator, extractor fan & spotlights.

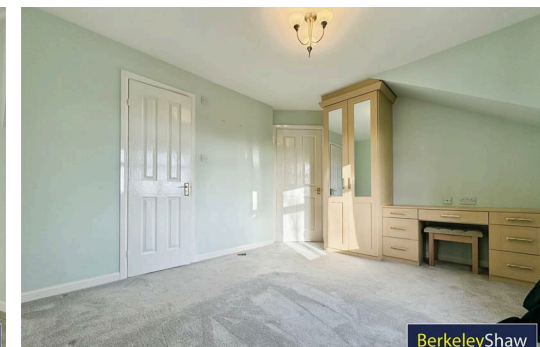
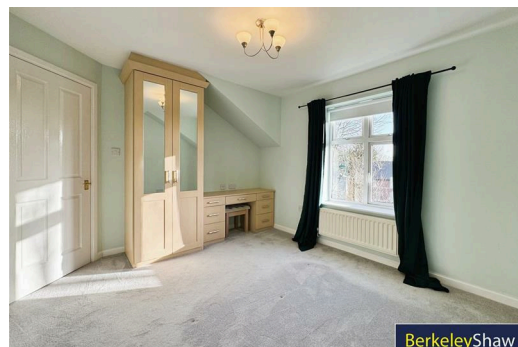
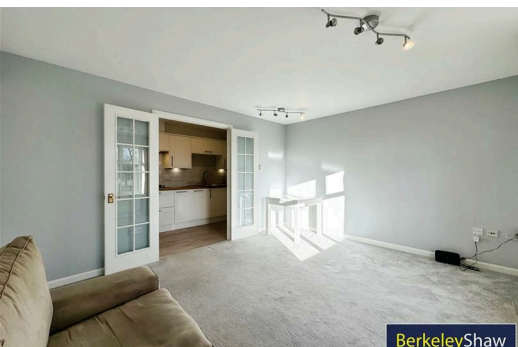
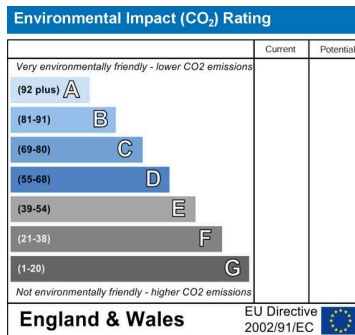
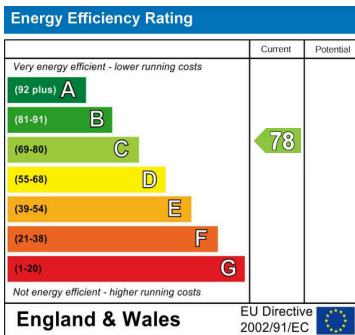
## Externally

Secure gated access with resident parking & communal gardens.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller is not responsible for providing such a guarantee. Made with Metrage CO2D



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